



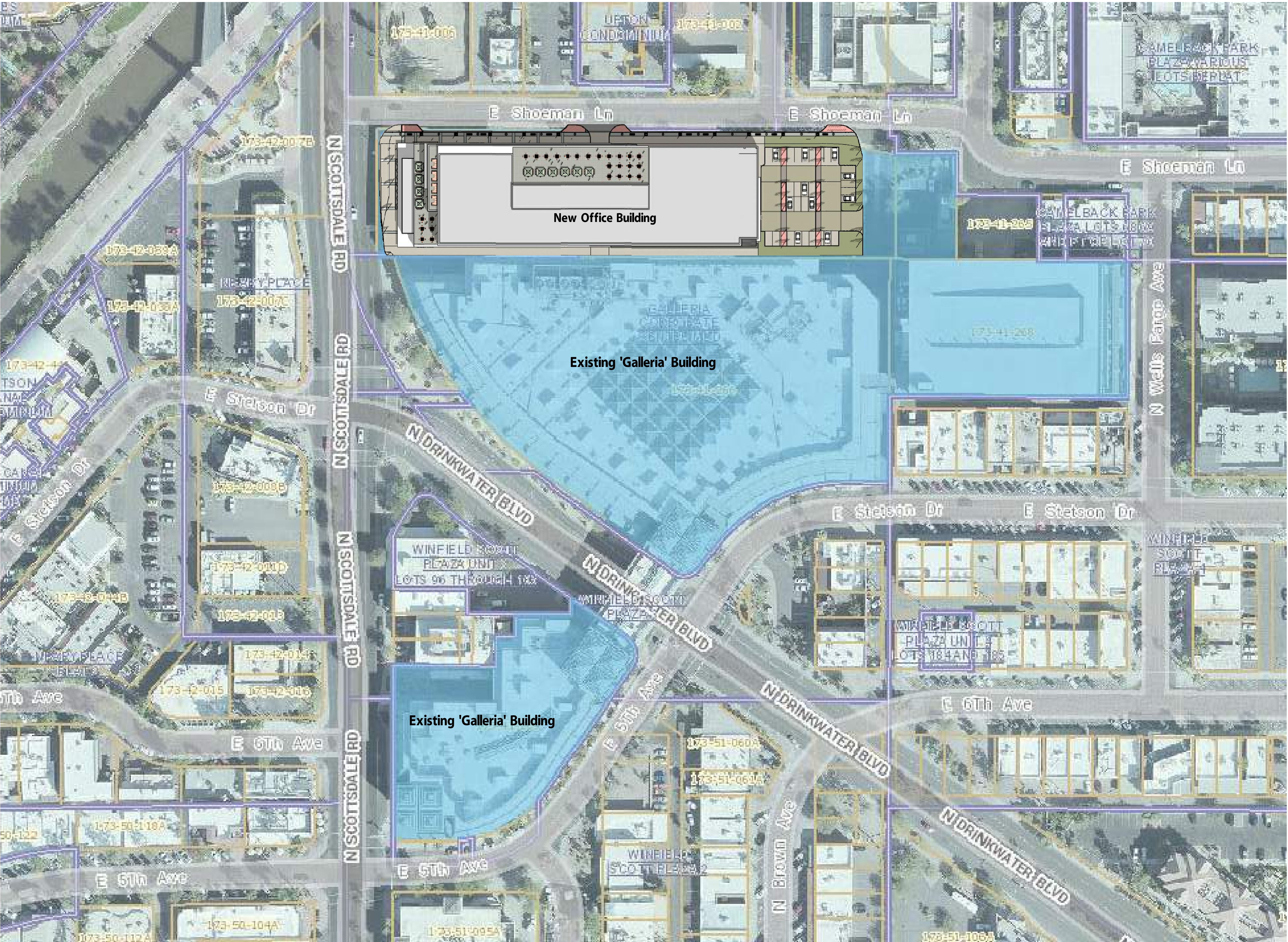
Full Size or Largest Size Plans

Site Plan

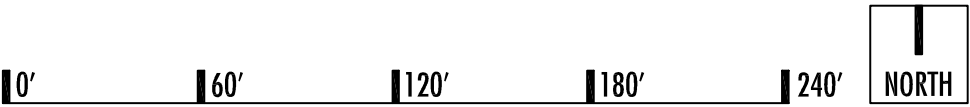
Landscape Plan

Elevations





Context Aerial



MARQUEE - Scottsdale, Arizona

18123 - 2/19/2019

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.





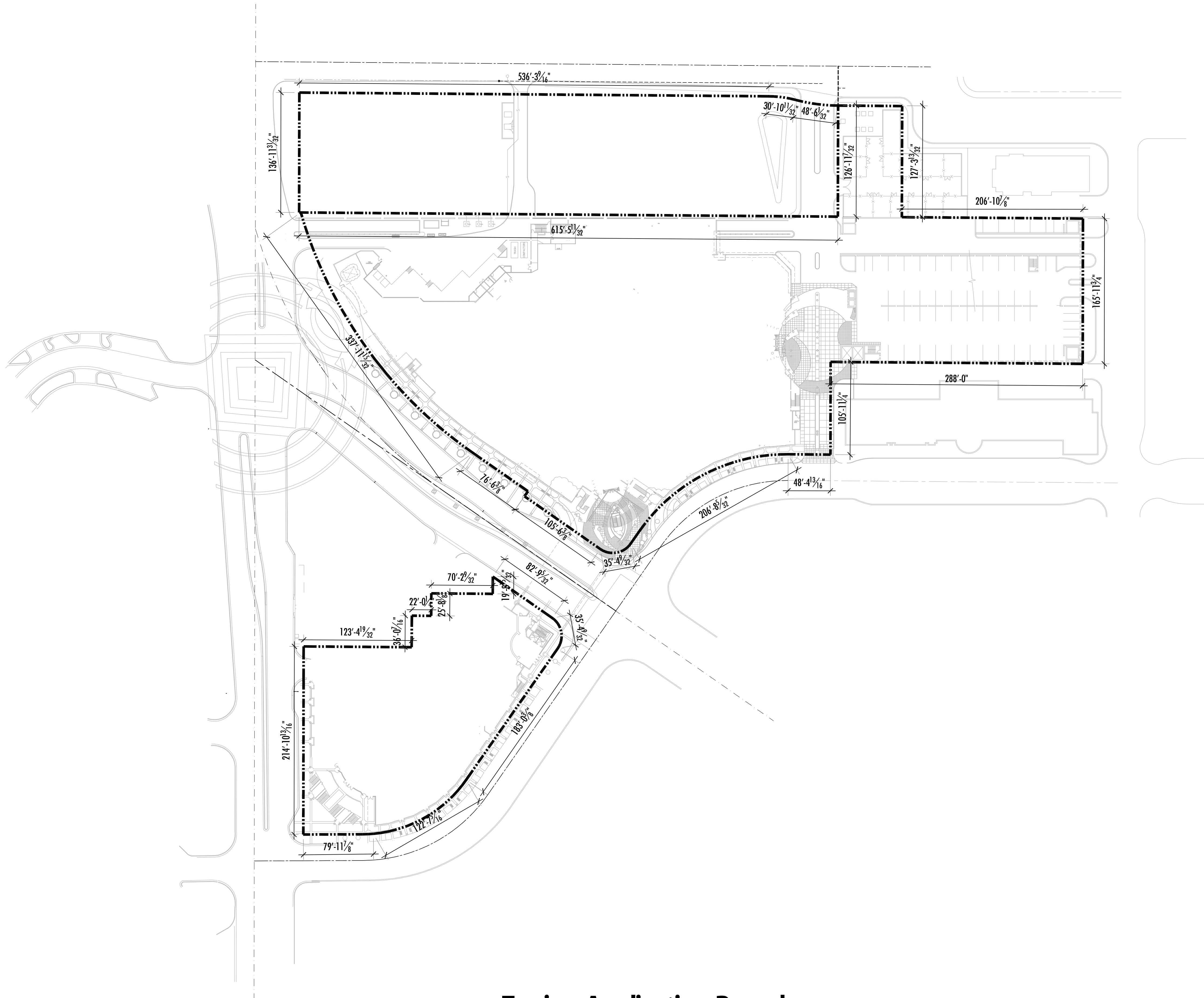
DAVIS

MARQUEE - Scottsdale, Arizona

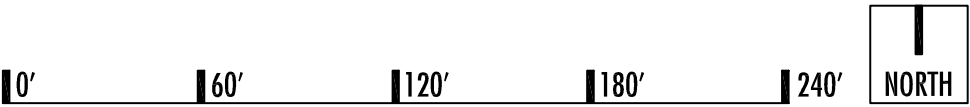
18123 - 2/19/2019

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.

7-ZN-2015#2
05/23/2019



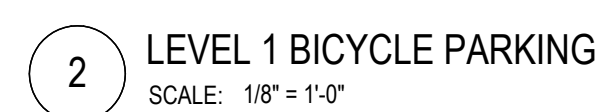
Zoning Application Boundary



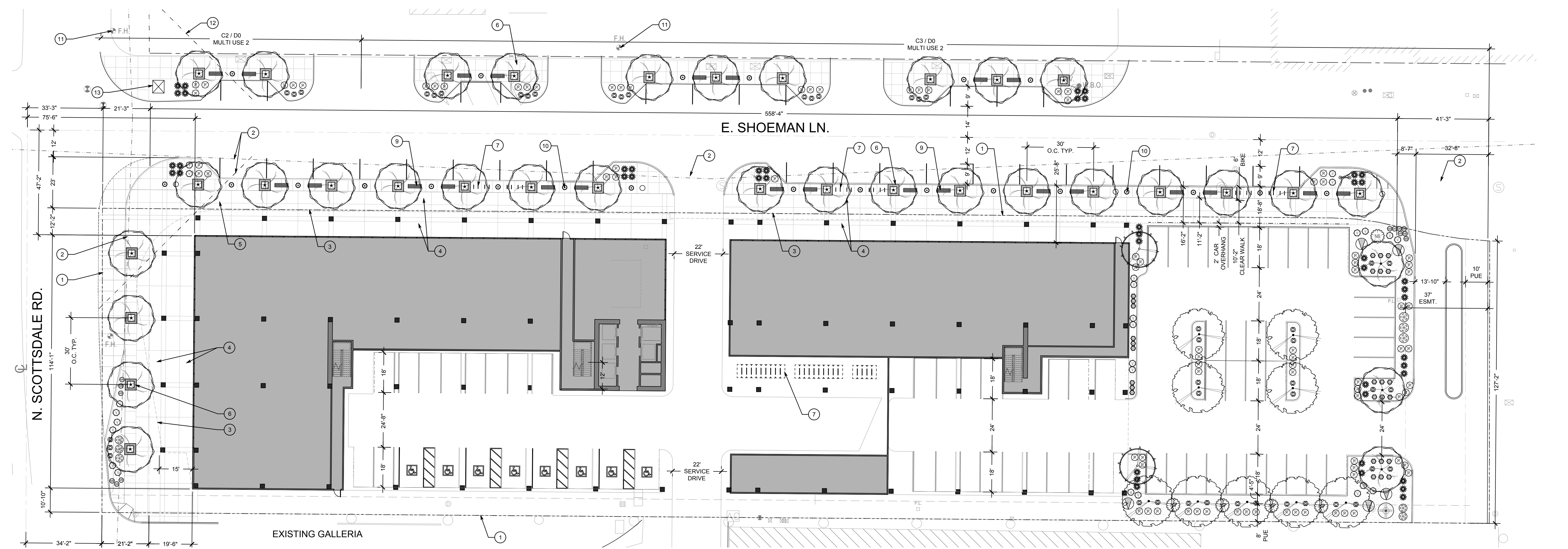
MARQUEE - Scottsdale, Arizona

18123 - 2/19/2019

Notice of IP Rights: 2016 DAVIS. THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS. NO USE OR REPRODUCTION IS PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



1. LEVEL 1 - 67 + 27 STREET
2. LEVEL 2 - 152
3. LEVEL 3 - 152
4. LEVEL 4 - 152
5. LEVEL 5 - 152
6. LEVEL 6 - 143
7. LEVEL 7 - 116
- TOTAL - 934 SPACES



CITY OF SCOTTSDALE LANDSCAPE NOTES

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.

A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.

AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.

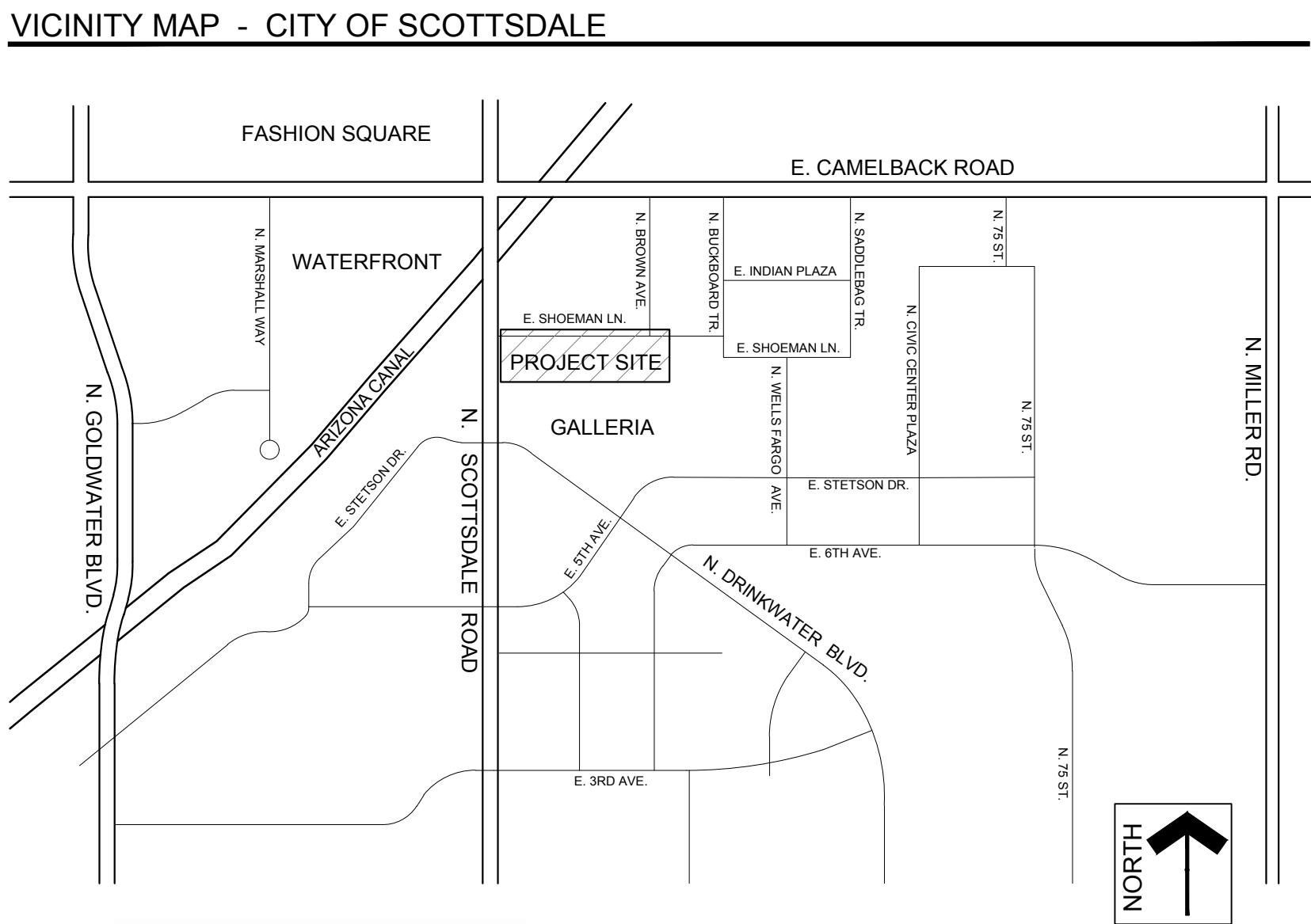
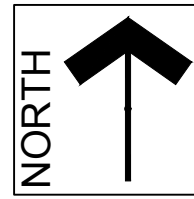
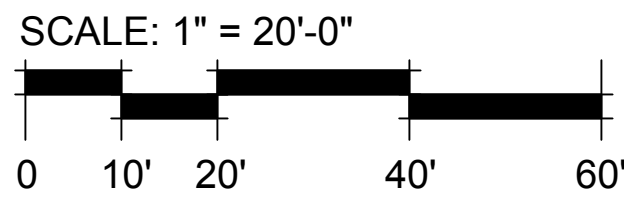
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

PLANT MATERIALS LEGEND				
SYM.	PLANT NAME	SIZE	QTY	REMARKS
TREE				
	Caesalpinia cactilaco Cascadote	24" BOX	2	-
	Parkinsonia praecox Palo Verde	24" BOX	34	INCLUDES NORTH SIDE OF STREET
	Prosopis alba Argentine Mesquite	24" BOX	9	-
SHRUB				
	Eremophylla maculata Valentine Bush	5 GAL.	25	-
	Leucophyllum candidum Thunder Cloud	5 GAL.	8	-
	Calliandra californica Baja Fairy Duster	5 GAL.	5	-
	Cordia Parvifolia Little Leaf Cordia	5 GAL.	1	-
GROUNDCOVER				
	Lantana montevidensis Purple Trailing Lantana	1 GAL.	85	* N.P.L.
	Verbena rigida Sandpaper Verbena	1 GAL.	13	-
ACCENT				
	Aloe Hybrid Blue Elf Aloe	5 GAL.	27	-
	Agave murpheyi Murphy's Agave	5 GAL.	45	* N.P.L.
	Cereus hildemannianus Night Blooming Cereus	5 MIN.	5	* N.P.L.
	Hesperaloe parviflora Red Yucca	5 GAL.	45	-
* N.P.L. - NOT PER LIST & NOT USED ALONG SCOTTSDALE RD. FRONTAGE				
INERT MATERIALS				
SYM.	DESCRIPTION			
	2" THK. DECOMPOSED GRANITE. (MATCH SCOTTSDALE ROAD STANDARD)		± 5831 SF	TYPICAL ALL PLANTERS
	4" THK. GRANITE 4" TO 6" COBBLE (MATCH SCOTTSDALE ROAD STANDARD)			ACCENT MATERIAL

SITE PLAN DATA	
Address	4419 N. Scottsdale Rd. Scottsdale, AZ 85251
APN#	173-41-007A 173-41-011 173-41-010 173-41-264
Zoning (Existing) (Proposed)	D/DMU-2,PBD,DO D/DMU-3,PBD,DO
Sub District Lot Area	Downtown Multiple Use Type 2 1.96 acres net (85,189 sf) 2.59 acres gross (112,765 sf)
Office Building Area:	278,015sf

LANDSCAPE AREA (SOUTH SIDE OF STREET ONLY)	
ON-SITE	5831 SF
RIGHT-OF-WAY	1477 SF
PARKING LOT	4253 SF

- | | |
|---------------------------|----------------------------|
| 1 PROPERTY LINE | 8 BACK FLOW PREVENTER |
| 2 SIGHT DISTANCE TRIANGLE | 9 SITE FURNISHINGS |
| 3 CANOPY OVERHEAD | 10 LIGHT POLE |
| 4 CONCRETE SIDEWALK | 11 EXISTING FIRE HYDRANT |
| 5 NEW DEDICATED R.O.W. | 12 TRAFFIC SAFETY TRIANGLE |
| 6 TREE GRATE AT SIDEWALK | 13 UTILITY LOCATION |
| 7 BIKE PARKING LOCATION | 14 NEW TURN LANE |



05/20/19

4419 North Scottsdale Road
SCOTTSDALE, ARIZONA 85251

DESIGN REVIEW
CONCEPTUAL LANDSCAPE PLAN

MARQUEE SCOTTSDALE

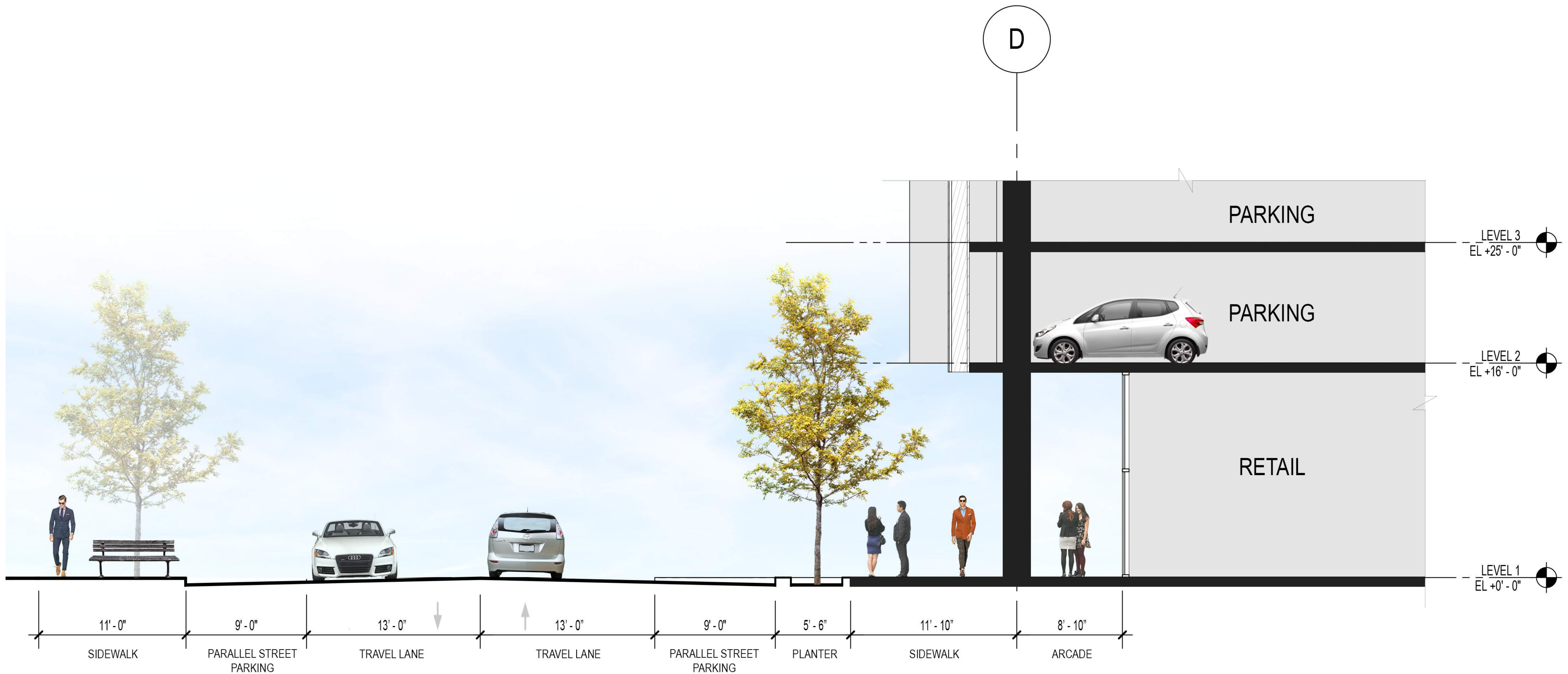


PROJECT NUMBER: 18036
ISSUED FOR:
CONCEPTUAL LANDSCAPE PLAN
ISSUED DATE:
5-17-19
DRAWN BY: JP REVIEWED BY: MB

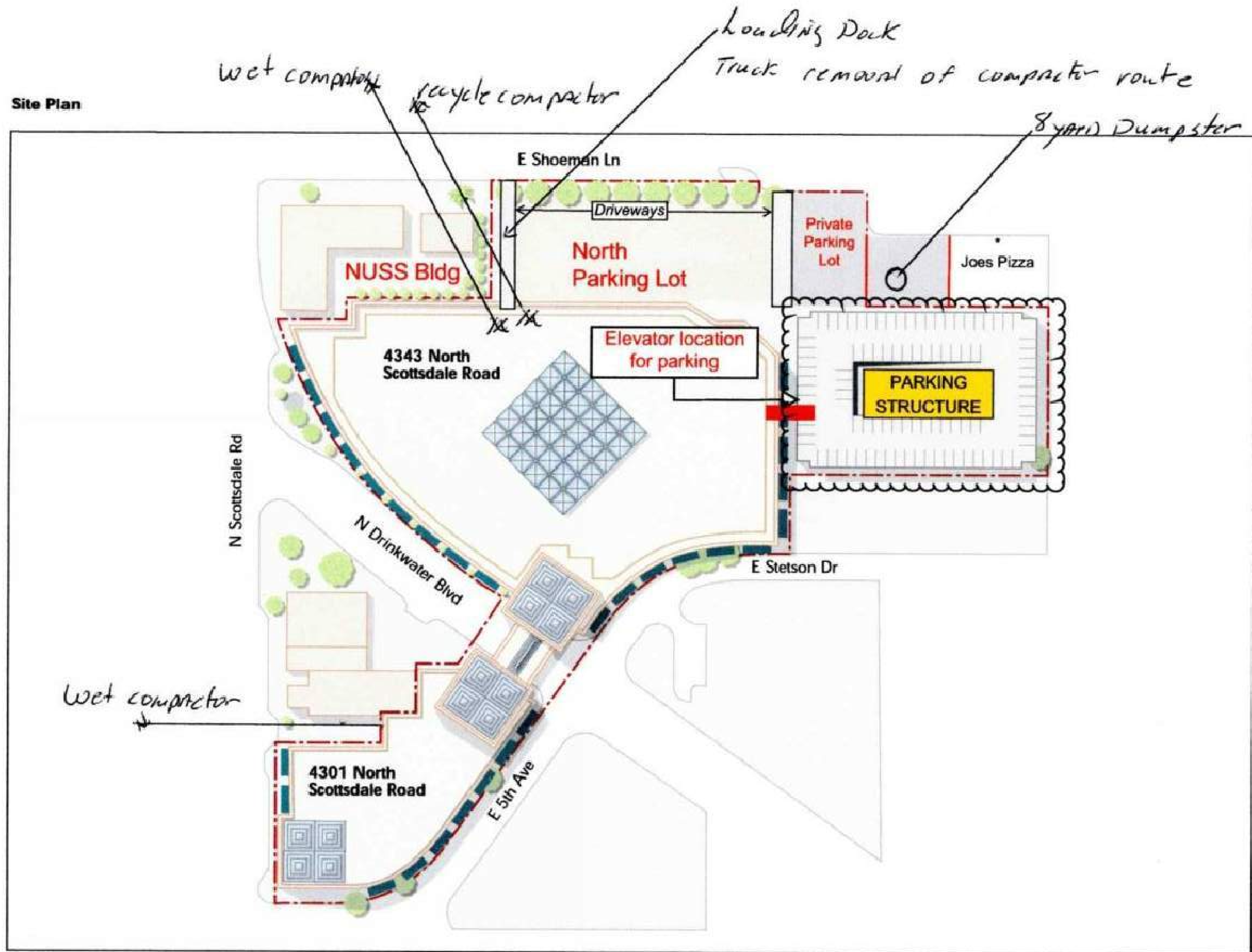
PRELIMINARY
NOT FOR
CONSTRUCTION



SMITHGROUP



Site Plan

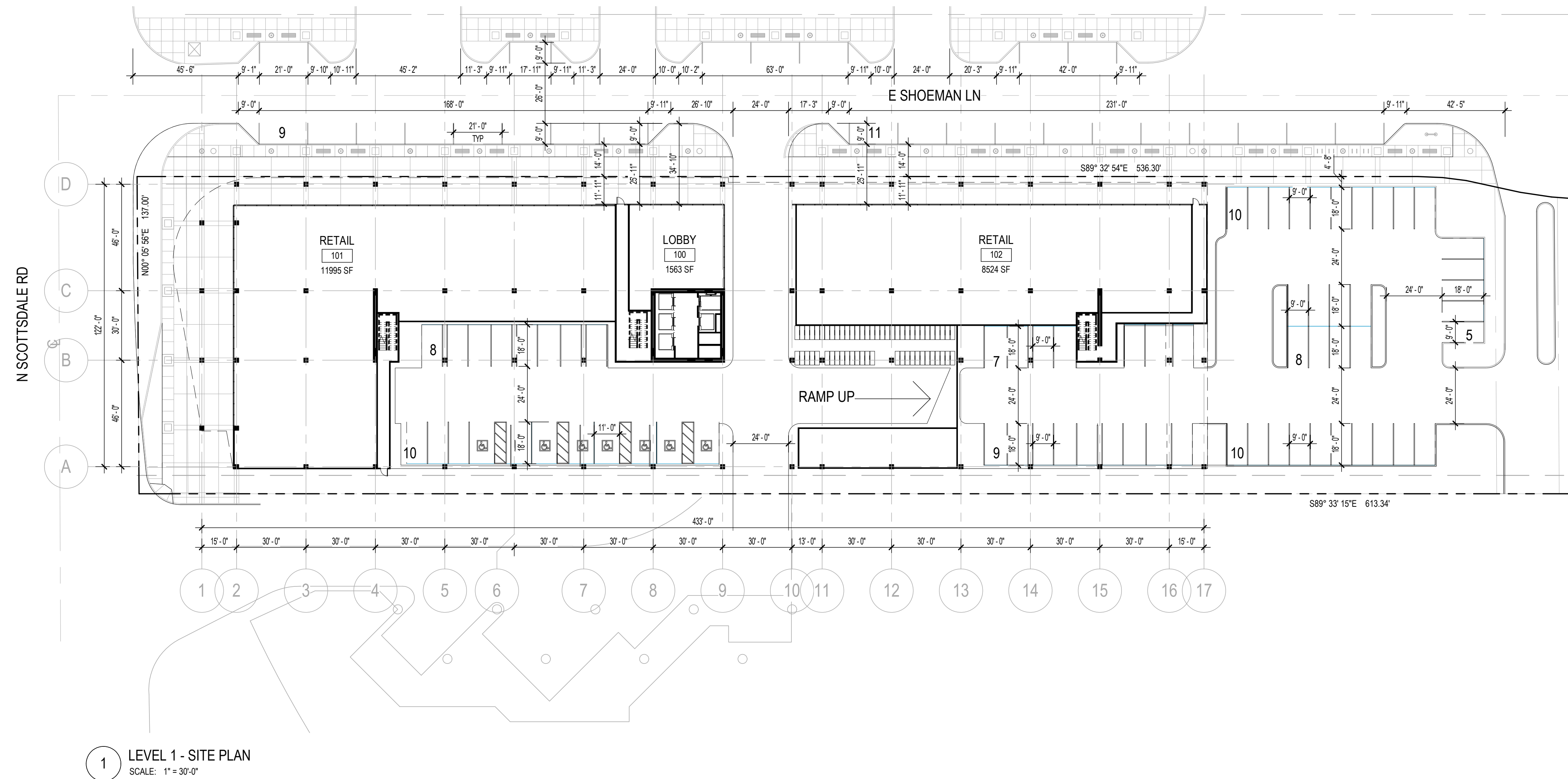
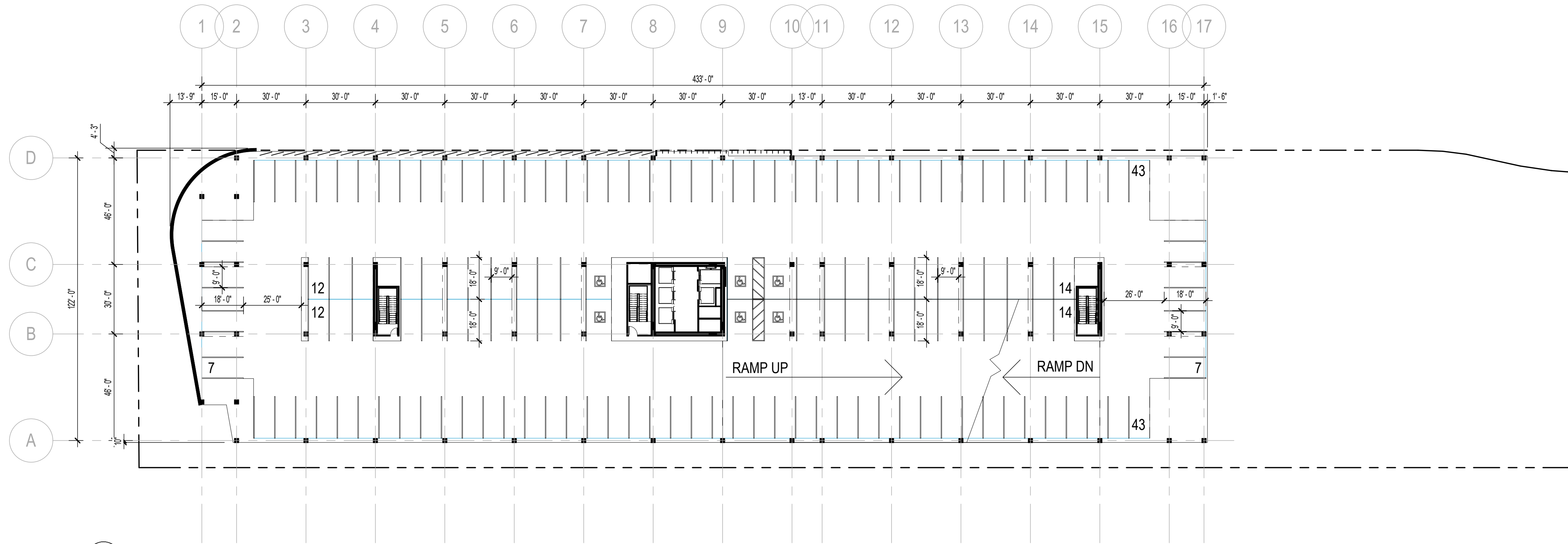


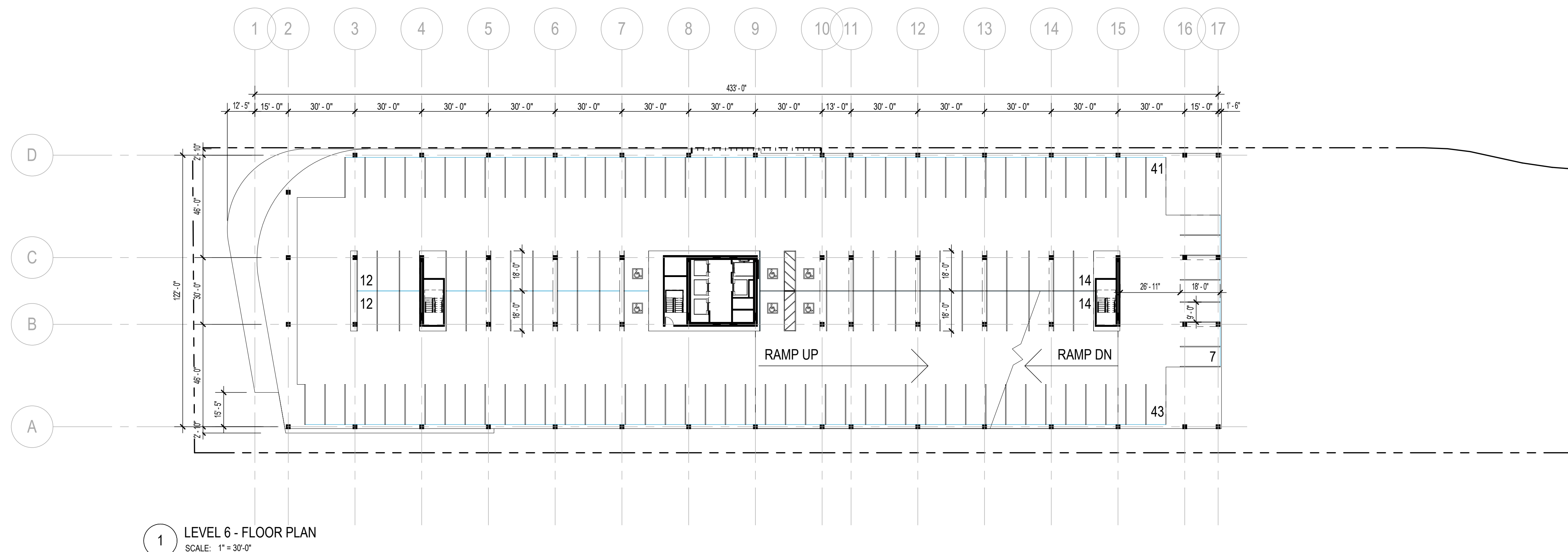
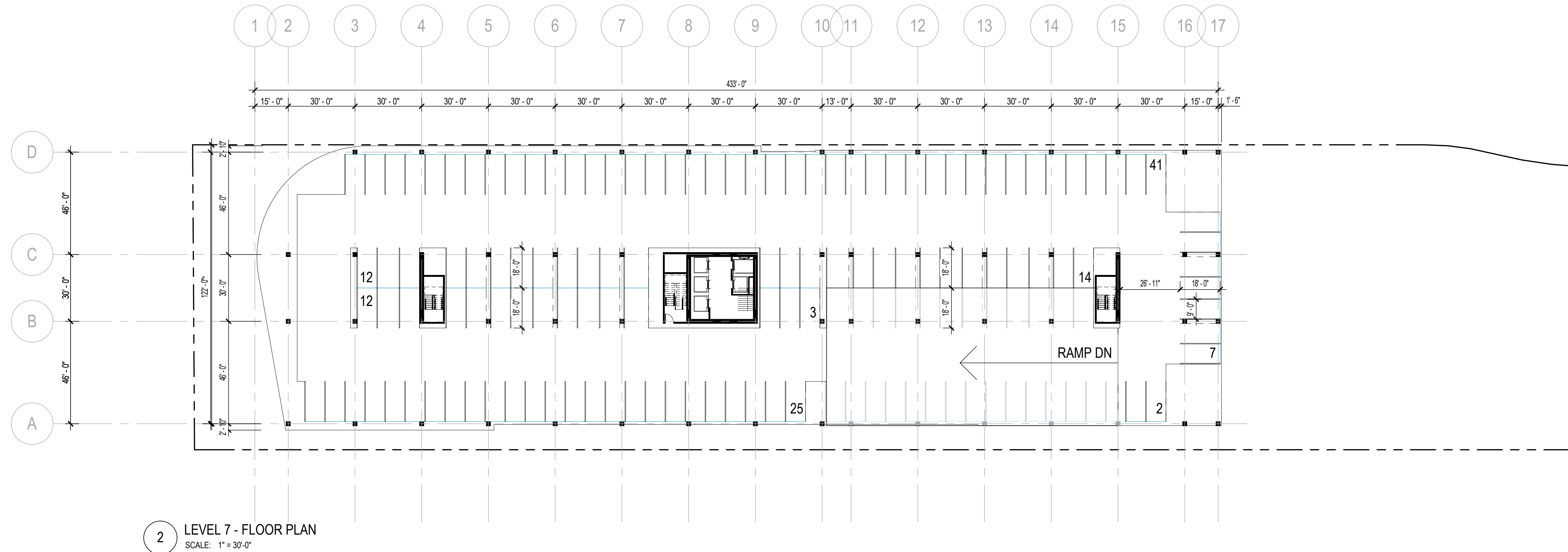
Compactor Access Plan

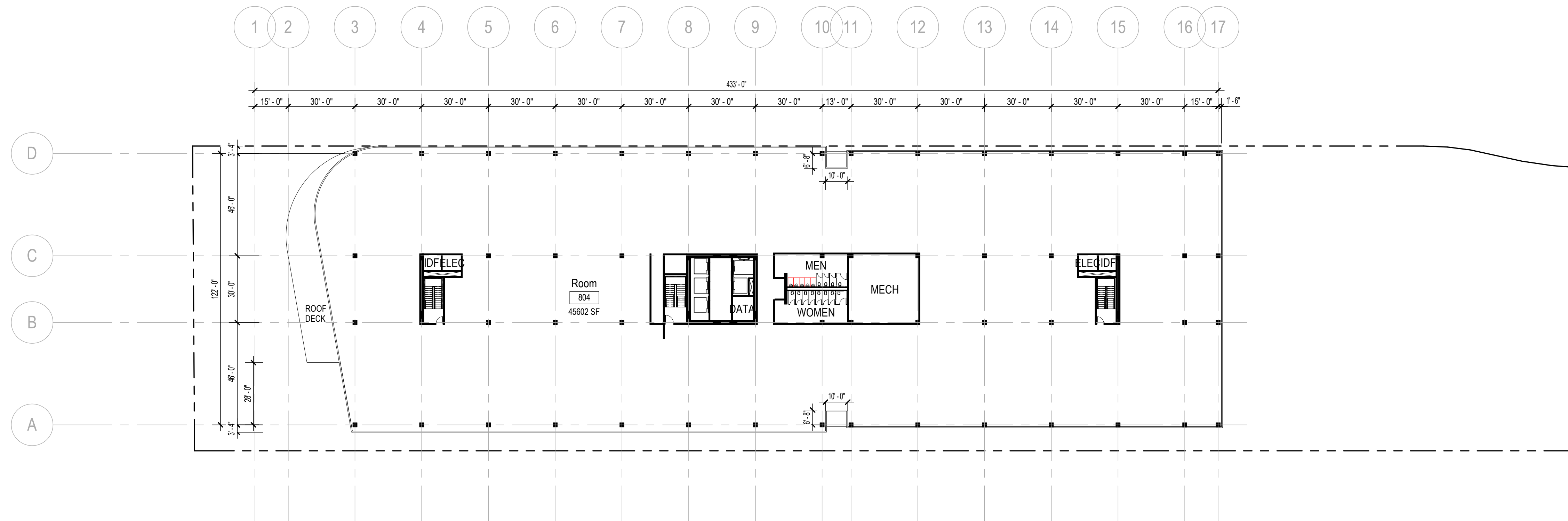
MARQUEE- Scottsdale, Arizona

18123 - 2/19/2019

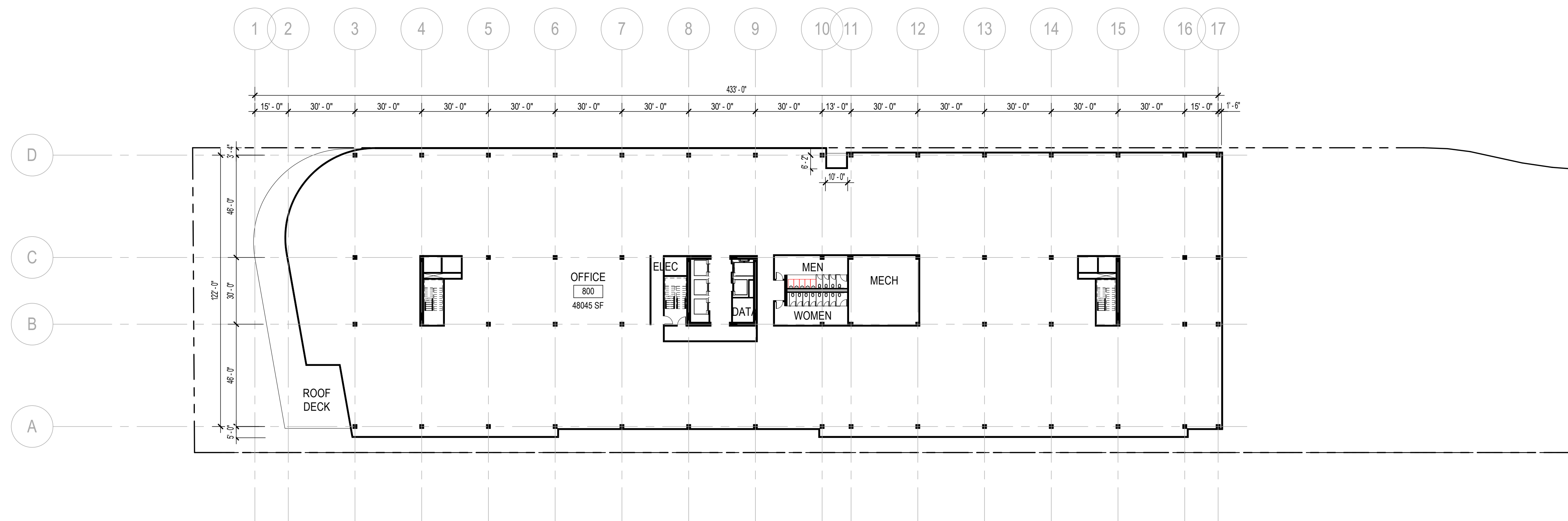




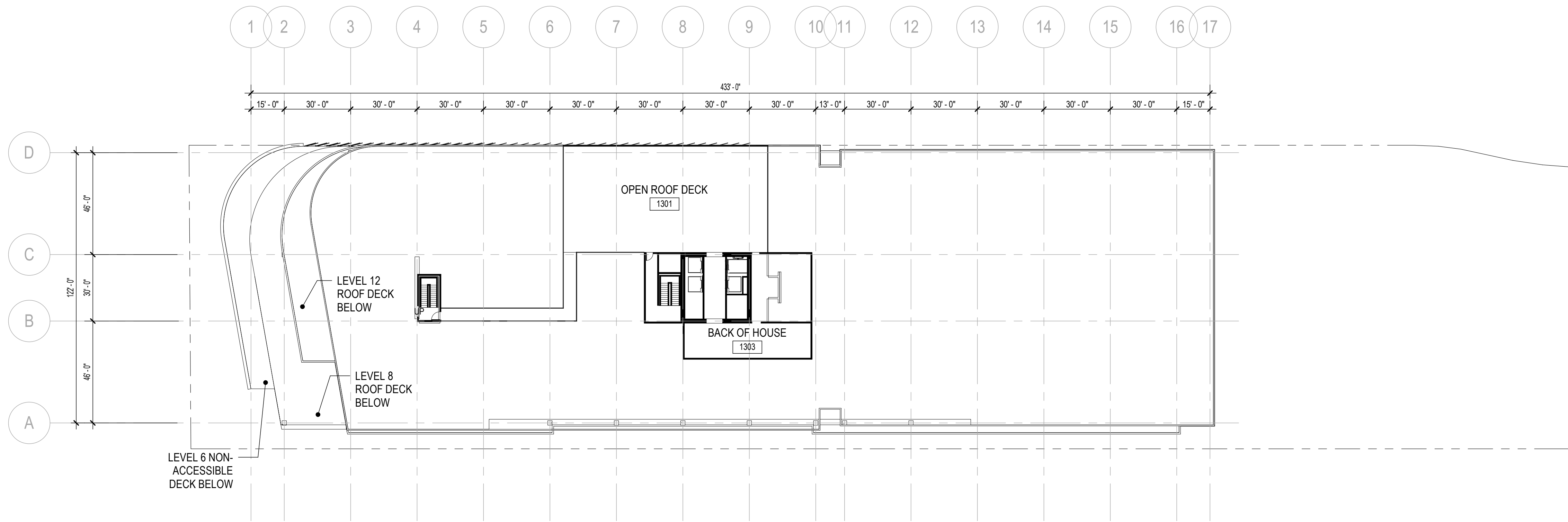




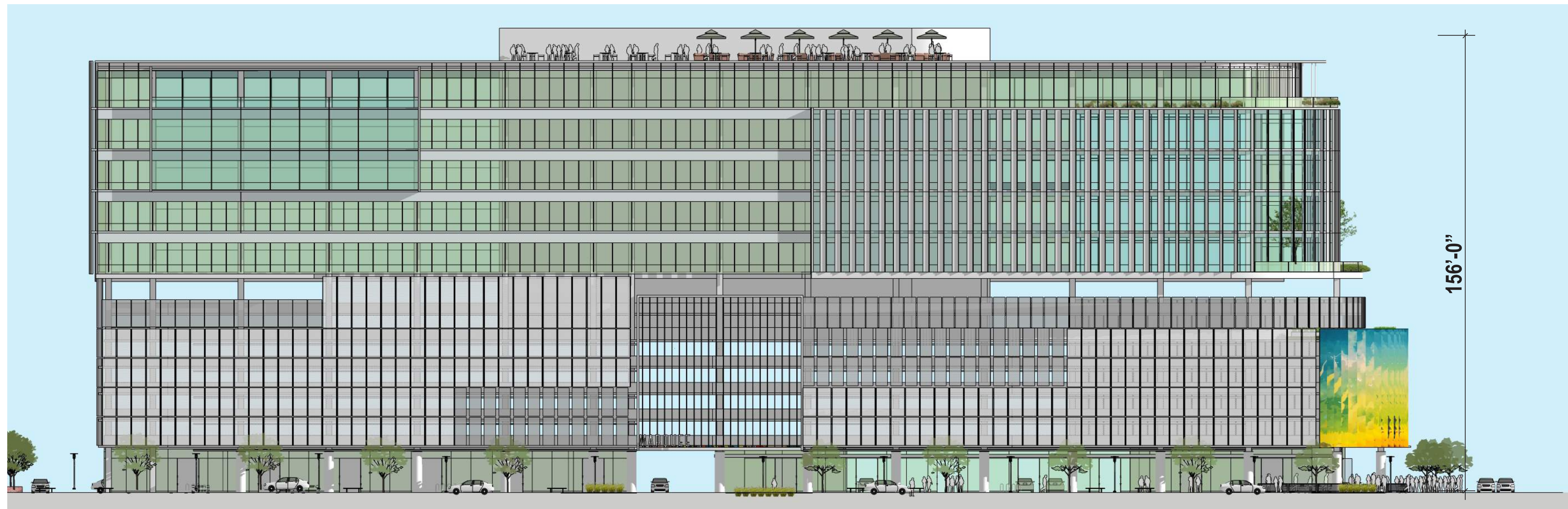
1 LEVEL 12 - FLOOR PLAN
SCALE: 1" = 30'-0"



2 LEVEL 8-11 FLOOR PLAN
SCALE: 1" = 30'-0"



1 LEVEL 13 - ROOF PLAN
SCALE: 1" = 30'-0"



NORTH ELEVATION - SHOEMAN LANE



EAST ELEVATION

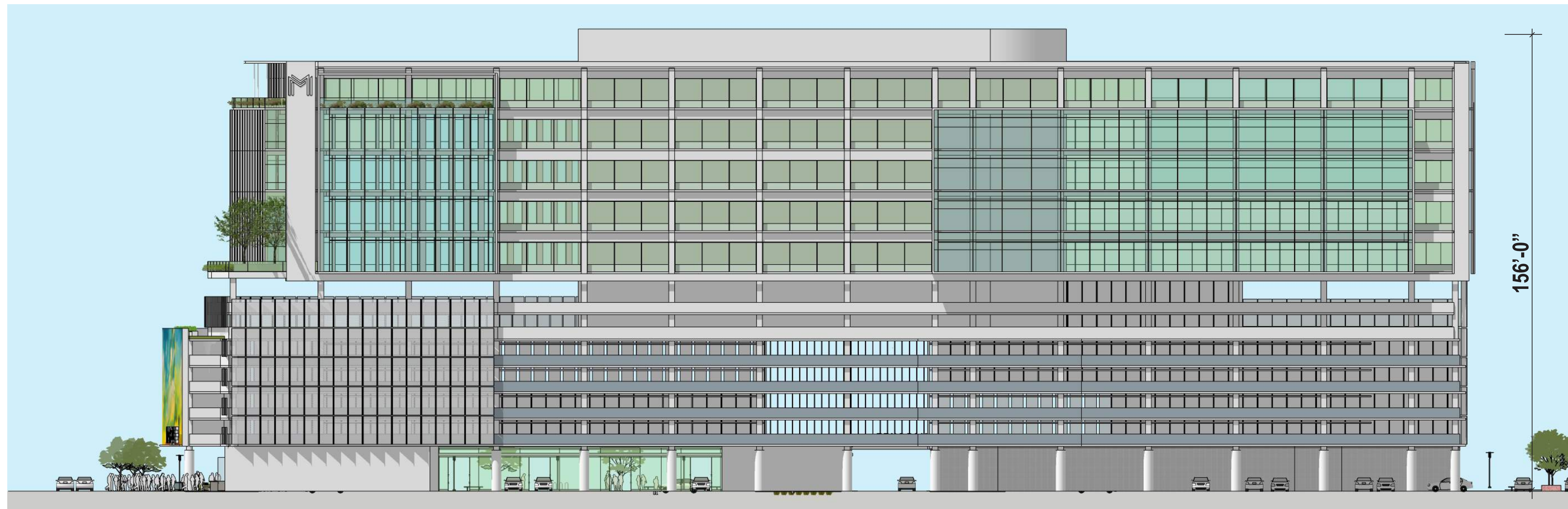
ELEVATIONS

MARQUEE SCOTTSDALE

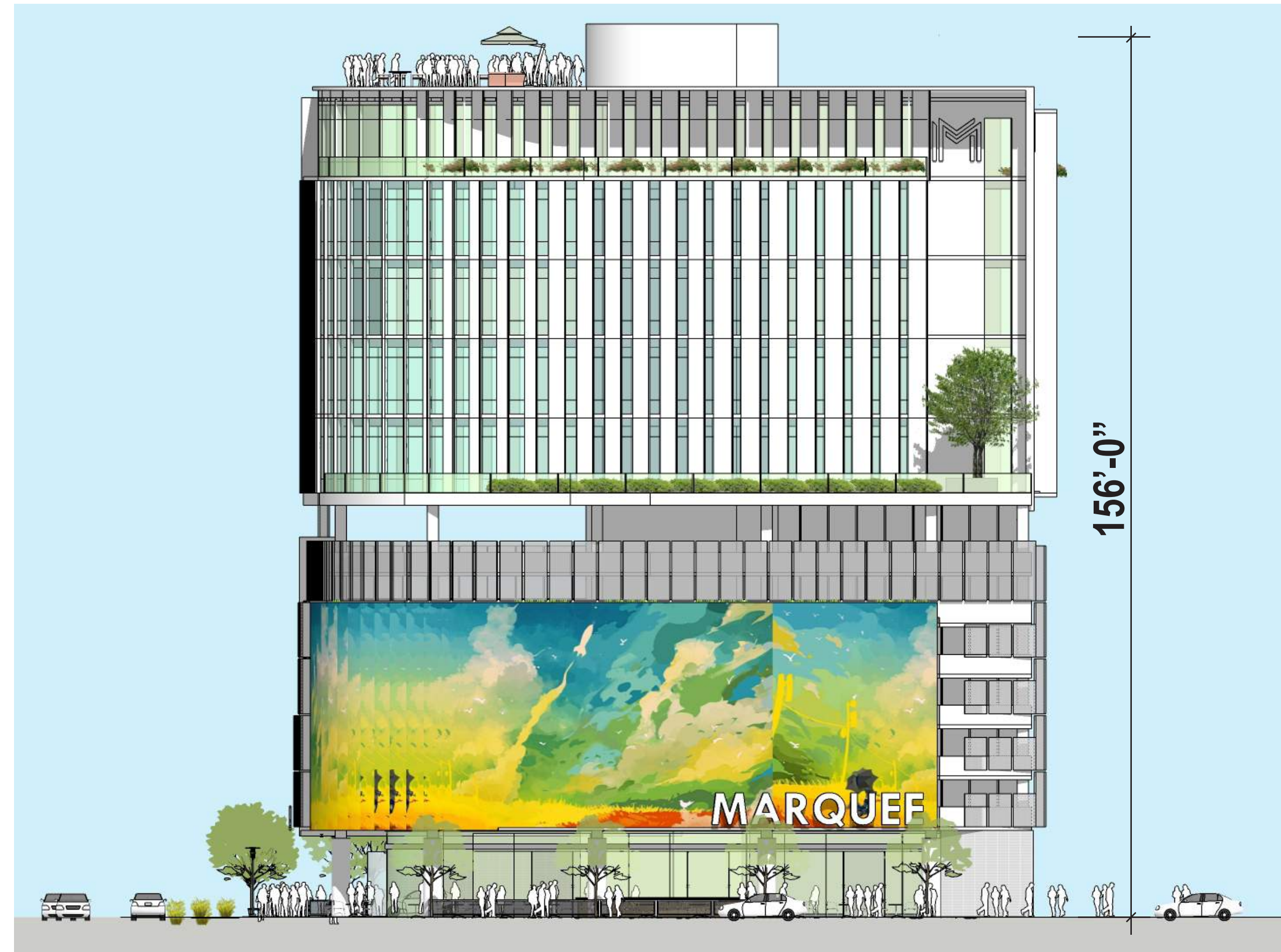


SMITHGROUP

7-ZN-2015#2
05/23/2019



SOUTH ELEVATION



WEST ELEVATION - SCOTTSDALE ROAD

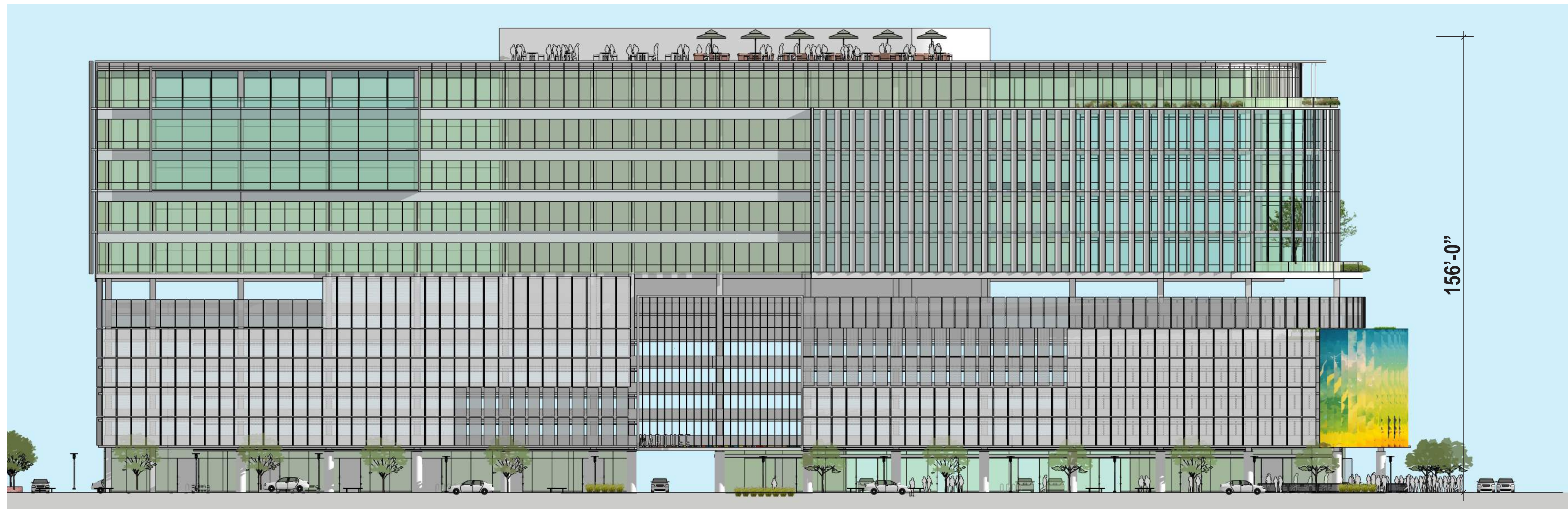
ELEVATIONS

MARQUEE SCOTTSDALE

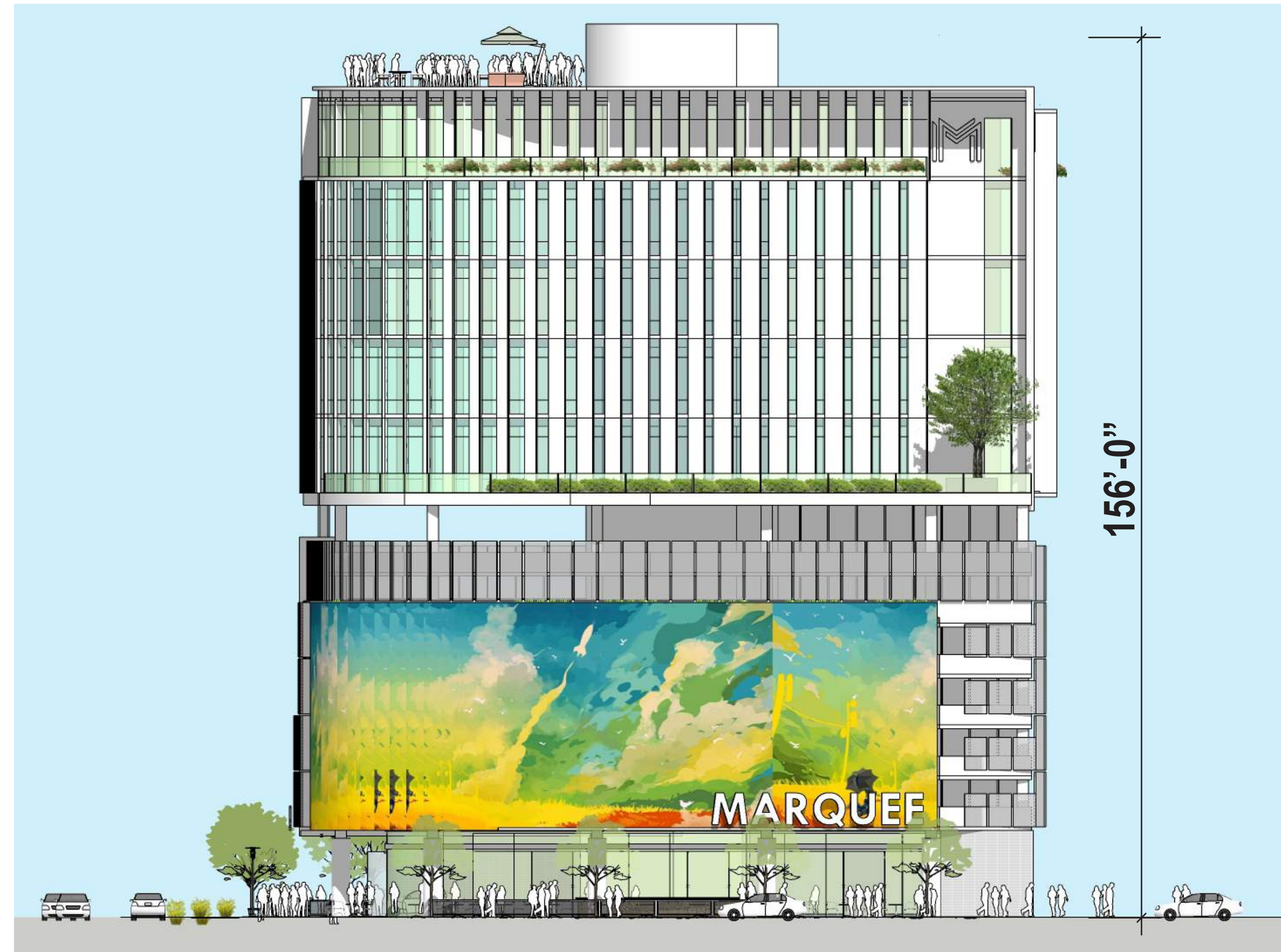


SMITHGROUP

7-ZN-2015#2
05/23/2019



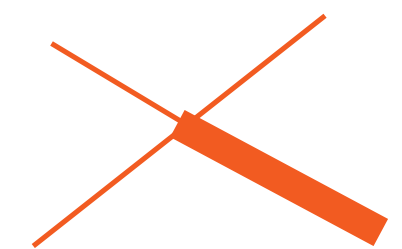
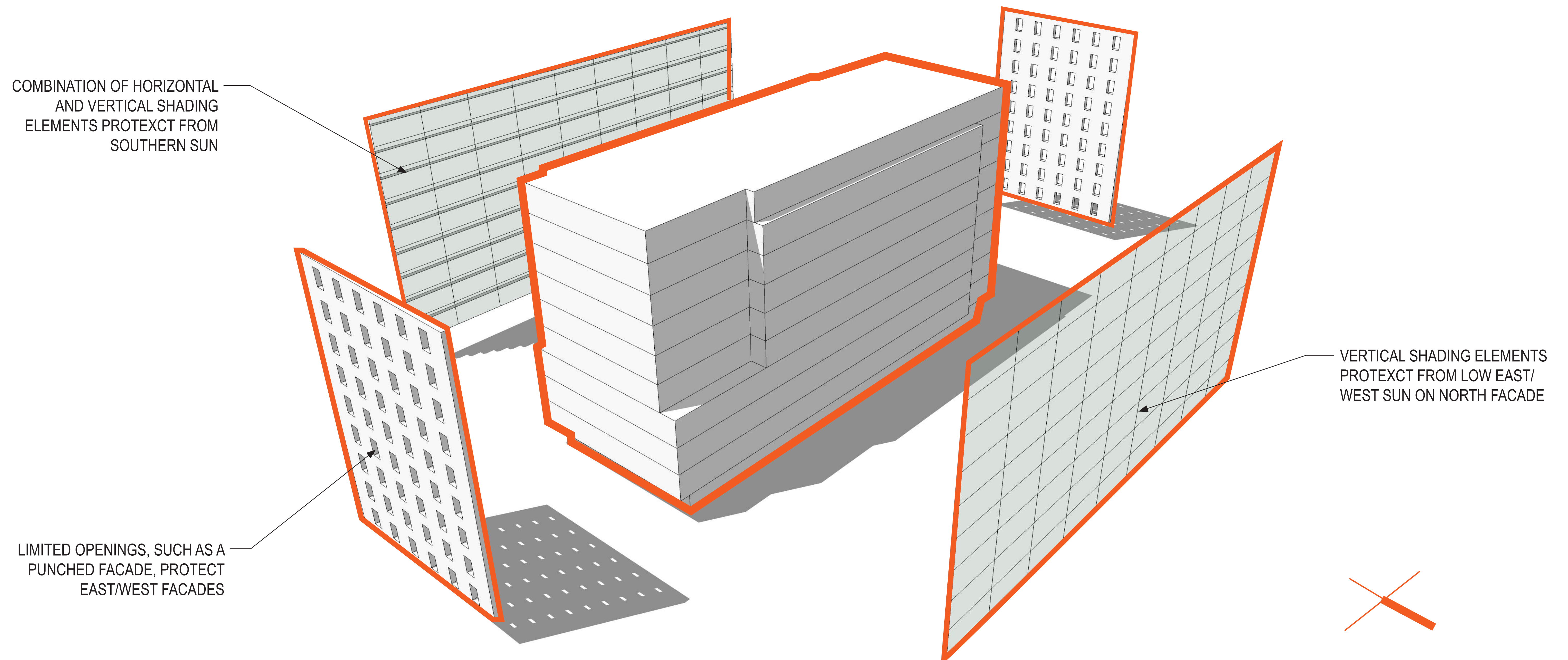
NORTH ELEVATION - SHOEMAN LANE



WEST ELEVATION - SCOTTSDALE ROAD

STREET ELEVATIONS

MARQUEE SCOTTSDALE



VERTICAL SHADING ELEMENTS ON
NORTH FACADE PROTECT FROM
WEST SUN, MINIMIZE GLARE

+131'-0" - STEPBACK 2'-0"

DEEP OVERHANG HELPS TO SHADE
FROM SOUTHERN SUN

+131'-0" - STEPBACK 15'-0"

GLAZING ON EAST/WEST FACADE IS
MODULATED BY VERTICAL ELEMENTS
WHICH HELP PROTECT FROM DIRECT
SUN WHILE STILL ALLOWING FOR
NATURAL LIGHT AND VIEWS

+75'-0" - STEPBACK VARIES 8'-0" - 30'-0"

+55'-0" - STEPBACK 15 FEET

NORTHWEST PERSPECTIVE

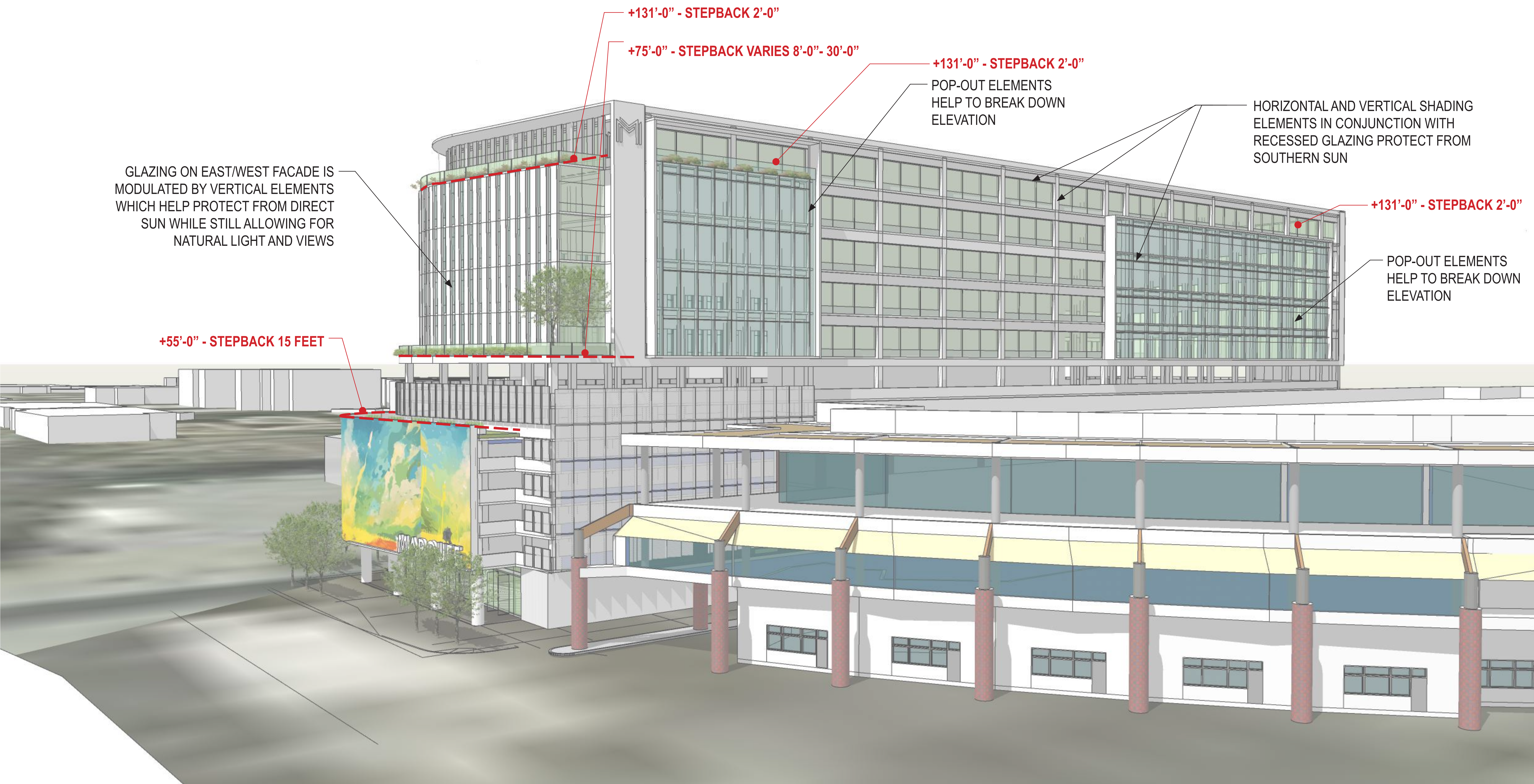
ARTICULATION OF GARAGE
FACADE HELPS TO BREAK
DOWN MASSING

RESPONSIVE FACADE / STEPBACK EXHIBIT
NORTHWEST PERSPECTIVE

MARQUEE SCOTTSDALE

SMITHGROUP

7-ZN-2015#2
05/23/2019



RESPONSIVE FACADE / STEPBAC EXHIBIT
SOUTHWEST PERSPECTIVE

